029.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,300 / 750,300
					USE VALUE:	750,300 / 750,300
					ASSESSED:	750,300 / 750,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAVERTY MICHAEL
Owner 2:	MC CALL CHRISTINE
Owner 3:	
Street 1:	38 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HUNT JOSEPH J -
Owner 2:	-
Street 1:	38 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 1382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	294,300		456,000	750,300
Total Card	0.115	294,300		456,000	750,300
Total Parcel	0.115	294,300		456,000	750,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 542.91 | /Parcel: 542.9

Legal Description

User Acct 20239

GIS Ref

GIS Ref

Insp Date 08/19/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,400	0	5,000.	456,000	750,400	750,400	Year End Roll	12/18/2019
2019	101	FV	244,300	0	5,000.	484,500	728,800	728,800	Year End Roll	1/3/2019
2018	101	FV	244,300	0	5,000.	353,400	597,700	597,700	Year End Roll	12/20/2017
2017	101	FV	231,000	0	5,000.	307,800	538,800	538,800	Year End Roll	1/3/2017
2016	101	FV	231,000	0	5,000.	262,200	493,200	493,200	Year End	1/4/2016
2015	101	FV	225,600	0	5,000.	256,500	482,100	482,100	Year End Roll	12/11/2014
2014	101	FV	225,600	0	5,000.	210,900	436,500	436,500	Year End Roll	12/16/2013
2013	101	FV	225,600	0	5,000.	200,600	426,200	426,200		12/13/2012

!2441!

PRINT

Date	Time
12/10/20	17:50:52

LAST REV

Date	Time
09/06/17	14:47:49

apro

2441

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNT JOSEPH J	1343-59		8/24/2007		485,000	No	No		
HUNT JOSEPH J	1028-197		11/24/2000	Family	1	No	No	4	
	1028-197		4/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	20239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2012	1566	Re-Roof	6,450	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
1/27/2009	Meas/Inspect	372	PATRIOT
3/29/2000	Inspected	276	PATRIOT
2/17/2000	Measured	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	84300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399860
Depreciation:	105563
Depreciated Total:	294297

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

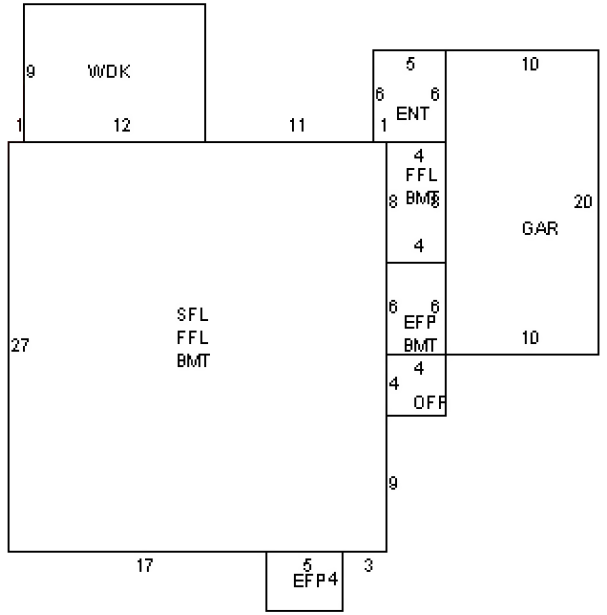
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	117.20
Final Total:	294300	Val/Su SzAd	212.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	731	50.110	36,633
FFL	First Floor	707	167.050	118,101
SFL	Second Floor	675	167.050	112,756
GAR	Garage	200	27.220	5,444
WDK	Deck	108	15.110	1,631
EFP	Enclos Porch	44	71.870	3,162
ENT	ENTRY	30	26.130	784
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	2,511	Total:	279,208

Size Ad	1382	Gross Are	2511	FinArea	1382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	